

**PLANNING BOARD  
RECORD OF MINUTES AND PROCEEDINGS  
July 18, 2006**

The Planning Board of the Town of Weymouth held a public meeting on Tuesday, July 18, 2006, at 7:30pm at McCulloch Building, Whipple Center Conference Room, 182 Green Street, Weymouth, MA.

Present: Paul Hurley, Chairperson  
Walter Flynn, Vice Chairperson  
Sandra Williams  
Frank Hawkins

Not Present: Mary Akoury

Staff: Rod Fuqua, Principal Planner

Recording Secretary: Janet Murray

Paul Hurley called the meeting to order at 7:30 pm.

**Reorganization**

A MOTION was made by Walter Flynn to accept the current officers until the next meeting as Mary Akoury is not present this evening and was seconded by Sandra Williams and UNANIMOUSLY VOTED.

**Performance Bond**

Ashley Circle - request for release

A MOTION was made by Sandra Williams to TABLE this request as the applicant has more work to do and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

**Public Family LLC**

Wampum Street - Sheet 48, Block 543, Lot 2

The sewer layout is under review at this time. As presented, five pressure lines would run 600' to the manholes. Each home would have an individual line in the same trench. The question arises as to how to service one line without impacting the other lines. Also, if the private way becomes a public road, there would be private sewer lines in the public roadway.

Mr. Fuqua stated that there are five options, two of which are not feasible. The first two options which are not feasible are to have the sewer in the right of way or in a private easement. The third option would be to negotiate with National Grid for a sewer easement. The fourth option would be to build an ejector station according to town specifications. The last option would be to have on site sewerage; however the town has not approved on site sewerage in some time. Also the site conditions would determine if this were possible.

It was noted that the proposed layout is suitable for the roadway but not for the sewer.

Mr. Fuqua noted that this is a *preliminary* subdivision plan. The applicant will need to come before the Board with a *definitive* subdivision plan.

A MOTION was made by Walter Flynn to APPROVE the *preliminary* subdivision plan with the understanding that the following outstanding issues exist: 1) sewer; 2) water looping; 3) turnaround; 4) waivers for dead-end, road layout and length; and 5) DPW comments and was seconded by Sandra Williams and UNANIMOUSLY VOTED.

An abutter questioned the roadway layout as he has rescinded his slope easement. Mr. Fuqua stated that this is a preliminary plan and the developer would have to come in and redesign the plans. This may include the addition of a retaining wall.

**Ryder Development Corp.**

Off Norma Avenue and Healy Road - Sheet 24 & 28, Block 318, Lots 1 & 102

This is a discussion of roadway conditions.

Mr. Flynn questioned the existence of a drainage ditch. Mr. Fuqua noted that who created the ditch is not clear. However, it exists and is a part of the plan.

The cul de sac is 67'. Mr. Fuqua noted that a single fire truck would need to make a three point turn.

At the corner of Appletree Lane, DPW suggested that the roadway be widened. Mr. Fuqua stated that the recommendation would be to widen the curve as much as possible without interfering with the Hagar property's retaining wall.

This developer will need to go before the Conservation Commission for the roadway conditions and for the house.

Mr. Hurley questioned if the developer has submitted anything in writing regarding any waivers. Mr. Fuqua stated that there have been no formal requests for waivers.

Mr. Fuqua stated that if the waiver is granted that it be noted that it is solely because it services this one lot.

A MOTION was made by Walter Flynn to APPROVE the *definitive* subdivision plan with the following conditions:

1. Radius at Appletree lane is extended; replace retaining wall projecting into roadway
2. Cul de sac approved at 70'.
3. This approval is for this one lot subdivision only.
4. DPW comments 1-8 are met.

The MOTION was seconded by Frank Hawkins and was UNANIMOUSLY VOTED.

**Form A**

425-427 Ralph Talbot Street - Sheet 43, Block 503, Lots 1 & 3

This is a land swap. The owners of the lots are family members. They are cutting off equal corners. This does not change frontage or existing buildable lots.

Sandra Williams made a MOTION to ENDORSE the Form A for 425-427 Ralph Talbot Street and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

Martin Street - Sheet 33, Block 425, Lot 4

This Form A formally transfers the portion of the lot being sold. This transaction does not create any new buildable lots.

Sandra Williams made a MOTION to ENDORSE the Form A for Martin Street and was seconded by Walter Flynn and UNANIMOUSLY VOTED.

**Community Preservation Act**

Appointment of Planning Board member

Mr. Flynn stated that he had previously served on the Master Planning Steering Committee which began the process of Community Preservation. He also stated that he has eight years of municipal finance experience.

Mr. Flynn has been a long time member of the Planning Board.

Mr. Hawkins made a MOTION to nominate Walter Flynn to the Community Preservation Committee and was seconded by Sandra Williams and UNANIMOUSLY VOTED.

**Minutes**

Mr. Hurley noted that he is an abutter to Weathervane. On these minutes, it did not reflect that he had abstained. Mr. Hurley asked to have the minutes amended to reflect his abstention.

A MOTION was made to accept the minutes from the 5/16/06 Planning Board Meeting and was seconded and UNANIMOUSLY VOTED.

**Adjournment**

At 8:45pm, there being no further business, a MOTION was made by Walter Flynn to adjourn and was seconded by Sandra Williams, and UNANIMOUSLY VOTED.

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Paul Hurley, Chairperson

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Date